

**BOROUGH OF CLEMENTON
MINUTES OF THE
JULY 21, 2026
6:00PM
CAUCUS/COUNCIL MEETING
OF THE MAYOR AND COUNCIL**

OPENING: Council President Christine Nucera opened the meeting at 6:01 pm

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT: Council President Christine Nucera read the following statement. "This meeting has been properly advertised and posted pursuant to N.J.S.A. 10:4-6, the Open Public Meetings Act. Notices of said meeting have been posted on the bulletin board and municipal website".

ROLL CALL: Jenai Johnson, Municipal Clerk, called the roll call which resulted in the following members present: Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

SALUTE TO THE FLAG: Council President Christine Nucera led in the salute to the flag.

APPROVAL OF BILL LIST: Councilman Shaw motioned to approve, motion was seconded by Councilman Dorsey and carried upon the call of roll. Ayes: Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

PRIVILEGE OF THE FLOOR FOR A TOTAL TIME NOT TO EXCEED 10 MINUTES FOR ITEMS APPEARING ON THE AGENDA ONLY: Chris Taylor – Higgins Ave. Stated that Ordinance No26-12 is imperative and should be approved. Data centers use massive amounts of energy, brings noise pollution, the heat sinks into the atmosphere.

PRESENTATION BY OFFICE OF EMERGENCY MANAGEMENT FOR MASS NOTIFICATION SYSTEM: EM coordinator Leah Freiling and Deputy Coordinator Sheila Freiling gave a presentation on a mass notification system. Leah recommends Civic Plus, the proposal presented to Council is specifically for the Mass Notifications solution, which allows multiple Borough departments—including OEM, Police, Fire, Public Works, Administration, and Recreation—to utilize the system while maintaining separate user permissions and administrative controls. Cost is \$6155 for the first year, \$5,000 every year after.

ORDINANCES AND RESOLUTIONS:

SECOND READING/PUBLIC HEARING

ORDINANCE 2026-11 AMENDING SALARIES AND WAGES OF EMPLOYEES AND OFFICIALS OF THE BOROUGH OF CLEMENTON, RETROACTIVE TO JANUARY 1, 2026. Councilwoman Nucera read by title. Councilman D'Amato motioned to approve, motion was seconded by Councilwoman Nucera. Motion was carried upon the call of roll, Ayes; Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

SECOND READING/PUBLIC HEARING

ORDINANCE 2026-12 AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH TO INCLUDE AND DESIGNATE DATA CENTERS AS NON-PERMITTED USE IN ALL ZONES WITHIN THE BOROUGH OF CLEMENTON. Councilwoman Nucera read by title. Councilwoman Nucera motioned to approve, motion was seconded by Councilman Shaw. Motion was carried upon the call of roll, Ayes; Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

SECOND READING/PUBLIC HEARING

ORDINANCE 2026-13 AMENDING AND SUPPLEMENTING CHAPTER 5 OF THE CODE OF THE BOROUGH OF CLEMENTON, CREATING ARTICLE VII ENTITLED, "EMERGENCY MANAGEMENT COUNCIL" Councilwoman Nucera read by title. Councilman Shaw motioned to approve, motion was seconded by Councilman D'Amato. Motion was carried upon the call of roll, Ayes; Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

RESOLUTION R26-107 AUTHORIZING APPROVAL OF CERTAIN LIQUOR LICENSES IN THE BOROUGH OF CLEMENTON FOR THE 2026-2027 LICENSE TERM. Councilwoman Nucera read by title. Councilman Shaw motioned to approve, motion was seconded by Councilwoman Nucera. Motion was carried upon the call of roll, Ayes; Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

RESOLUTION R26-108- TABLED FOR AUGUST MEETING

RESOLUTION R26-109 AUTHORIZING EXPENDITURE OF OPEN SPACE TRUST FUNDS IN THE AMOUNT NOT TO EXCEED \$270. Councilwoman Nucera read by title. Councilman Dorsey motioned to approve, motion was seconded by Councilwoman Nucera. Motion was carried upon the call of roll, Ayes; Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

RESOLUTION R26-110 AUTHORIZING PARTICIPATING IN COOPERTIVE PRICING CYSTGEM, IDENTIFIER #57-CCCPS WITH CAMDEN COUNTY FOR DISPOSAL OF SOLID WASTE, (WITH CAMDEN COUNTY ENERGY RECOVERY ASSOCIATES, LP. Councilwoman Nucera read by title. Councilman Shaw motioned to approve, motion was seconded by Councilman D'Amato. Motion was carried upon the call of roll, Ayes; Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

RESOLUTION R26-111 APPROVING SHARED SERVICE AGREEMENT WITH CLEMENTON SCHOOL DISTRICT FOR THE PROVISION OF A CLASS III SPECIAL LAW ENFORCEMENT OFFICER. Councilwoman Nucera read by title. Councilman Shaw motioned to approve, motion was seconded by Councilman D'Amato. Motion was carried upon the call of roll, Ayes; Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

RESOLUTION R26-112 AUTHORIZING THE WAIVER OF FEES FOR COMMUNITY CENTER RENTAL ON AUGUST 20, 2026 FOR BUILDING BRIDGES RESOURCE FAIR. Councilwoman Nucera read by title. Councilman Shaw motioned to approve, motion was seconded by Councilwoman Nucera. Motion was carried upon the call of roll, Ayes; Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

RESOLUTION R26-113 AUTHORIZING BACH ASSOCIATES TO PERFORM SERVICES OUTLINED IN PROPOSAL FOR HIGGINS AVENUE WATER IMPROVEMENTS. Councilwoman Nucera read by title. Councilman Shaw motioned to approve, motion was seconded by Councilman D'Amato. Motion was carried upon the call of roll, Ayes; Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

RESOLUTION R26-114 AUTHORIZING BACH ASSOCIATES TO PERFORM SERVICES OUTLINED IN PROPOSAL FOR WHITE HORSE AVE AND OAK LANE WATER IMPROVEMENTS. Councilwoman Nucera read by title. Councilman Shaw motioned to approve, motion was seconded by Councilman Dorsey. Motion was carried upon the call of roll, Ayes; Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

RESOLUTION R26-115 APPROVING A GRANT APPLICATION AND EXECUTION OF CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR IMPROVEMENTS TO CLEMENTON AVENUE, SPRUCE LANE AND SPRING LAKE DRIVE. Councilwoman Nucera read by title. Councilman Shaw motioned to approve, motion was seconded by Councilman Dorsey. Motion was carried upon the call of roll, Ayes; Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

RESOLUTION R26-116 AUTHORIZING CHANGE ORDER #1 FOR FY2024 NJDOT MUNICIPAL AID PROGRAM, RESURFACING OF TROUT, VAN HORN AND ERIE AVENUES. Councilwoman Nucera read by title. Councilman Shaw motioned to approve with a second by Councilwoman Nucera. Motion was carried upon the call of roll, Ayes; Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

RESOLUTION R26-117 AUTHORIZING PAYMENT APPLICATION #2 (FINAL) FOR THE RESURFACING OF TROUT, VAN HORN AND ERIE AVENUES. Councilwoman Nucera read by title. Councilman Shaw motioned to approve, motion was seconded by Councilwoman Nucera. Motion was carried upon the call of roll, Ayes; Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

RESOLUTION R26-118 CONFIRMING APPLICATION OF PROPERTY MAINTENANCE CHARGES FOR VARIOUS PROPERTIES IN THE BOROUGH OF CLEMENTON. Councilwoman Nucera read by title. Councilman Shaw motioned to approve, motion was seconded by Councilman Dorsey. Motion was carried upon the call of roll, Ayes; Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

RESOLUTION R26-119 AUTHORIZING CONFIRMATION, CANCELLATION AND REFUND OF TAXES, DUE TO 100% DISABLED VETERAN STAUTS FOR BLOCK 77, LOT 16.1. Councilwoman Nucera read by title. Councilman Shaw motioned to approve, motion was seconded by Councilwoman Nucera. Motion was carried upon the call of roll, Ayes; Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey.

UNFINISHED BUSINESS: There were no unresolved matters requiring further discussion.

NEW BUSINESS: There were no new matters requiring discussion.

PRIVILEGE OF THE FLOOR:

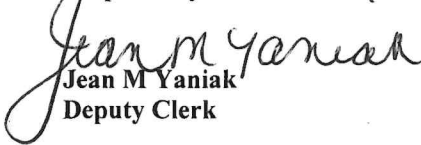
Kim Richards – 31 Higgins Ave Asked if the maintenance on fire hydrants up to date. She watched a fire at 9 Higgins ave, and a firefighter needed roll the hose down the street instead of being able to use the hydrant closes to the fire. She also asked if anyone is help accountable if the hydrants are not up to code. She had stated that other towns are commenting that Clementon's hydrants don't work. Per Jenai and Steven Bach: Public works take care of the maintenance of the hydrants, funds are already set aside for any hydrant upkeep.

EXECUTIVE SESSION:

NEGOTIATION OF LEASE AGREEMENT WITH GREENLIGHT FOR NETWORK SPACE AT CLEMENTON MEMORIAL LIBRARY FACILITY – Session canceled. Borough council authorized Resolution R26-120 "Authorizing Borough Solicitor, Administrator and Finance Committee to negotiate fees". Councilwoman Nucera motioned to approve with a second by Councilman Shaw. Motion was carried upon the call of roll, Ayes; Councilwoman Gwen Cantwell, Councilman Robert Dorsey, Councilman Thomas Shaw, Councilwoman Christine Nucera, Councilman Greg D'Amato, Absent: Mayor Thomas Weaver, Councilman Christopher McKelvey

ADJOURNMENT: Councilwoman Nucera motioned to adjourn the meeting at 6:44 pm motion was seconded by Councilman Shaw. Hearing none opposed motion was carried.

Respectfully Submitted


Jean M Yaniak
Deputy Clerk